

MINUTES
CITY OF WOODSTOCK
PLAN COMMISSION
April 28, 2016
City Council Chambers

The regular meeting of the Woodstock Plan Commission was called to order at 7:00 PM by Chairperson Katherine Parkhurst on Thursday, April 28, 2016, in the Council Chambers at City Hall.

A roll call was taken.

COMMISSION MEMBERS PRESENT: Robert Horrell, Doreen Paluch, Erich Thurow, Steve Gavers, Darrell Moore, Jackie Speciale, and Chairperson Katherine Parkhurst.

COMMISSION MEMBERS ABSENT: Don Fortin

STAFF PRESENT: Building & Zoning Director Joe Napolitano, City Planner Nancy Baker, and City Attorney Ruth Schlossberg.

OTHERS PRESENT: City Clerk Cindy Smiley

APPROVAL OF AGENDA

Motion by D. Paluch, second by E. Thurow, to approve the agenda as noticed. Ayes: R. Horrell, D. Paluch, S. Gavers, E. Thurow, D. Moore, J. Speciale, and Chairperson K. Parkhurst. Nays: none. Abstentions: none. Absentees: D. Fortin. Motion carried.

APPROVAL OF MINUTES

Motion by D. Paluch, second by R. Horrell to approve the minutes of the February 25, 2016 meeting with the following correction:

- Page 4, change “4. NEW BUSINESS” to “4. DISCUSSION.”

Ayes: R. Horrell, D. Paluch, S. Gavers, D. Moore, E. Thurow, J. Speciale, and Chairperson K. Parkhurst. Nays: none. Abstentions: none. Absentees: D. Fortin. Motion carried.

1. PUBLIC COMMENT

There was no comment forthcoming from the public.

2. OLD BUSINESS

There was no Old Business.

3. NEW BUSINESS

Final Plat of Subdivision for the Maples at the Sonatas Re-Plat 4

At the request of Chairperson Parkhurst, Petitioner Jamie Wilcox of Wilcox Development Group approached the podium.

Mr. Wilcox stated he has been before the Commission a number of times previously and that this is the final phase of the Maples at the Sonatas. He noted the community was originally designed with a multi-family, quad product and he is before the Commission this evening with a re-plat to accommodate a single-family, stand-alone product.

In response to a question from D. Moore, Mr. Wilcox stated that the three quad buildings originally designed for these lots will remain with these lots remaining unchanged.

Discussion occurred concerning the vacation of Shumann Street, with Mr. Wilcox noting while it was originally planned to connect to the adjacent property, it was discovered that the soils on the adjacent property is not conducive to development. Therefore, he stated it was ultimately determined that no connection would be made.

Discussion followed of access and the drives that would serve the various lots. In response to a question from D. Moore, Mr. Wilcox stated this was done by the surveyors to create workable lots. He further noted all the area outside the homes are common areas so even though a drive may be on an individual lot, it will be covered by the Homeowners' Association, similar to a Condo Association. In response to a request to clarify this, Mr. Wilcox stated everything on the outside of a building is the responsibility of the Homeowners' Association, noting the purchaser will be buying the lot but will not be taking on the maintenance responsibility. He further stated there is a global easement covering this. In response to a question from Chairperson Parkhurst, Mr. Wilcox stated it is defined in a declaration and that this is the exact same situation found in Phase 3.

D. Moore stated he drove through the subdivision and found it to be very attractive, noting that he particularly liked the look of the four-plexes. In response to a comment that perhaps this new configuration will be too cluttered and that perhaps the developer is trying to fit too many lots into the site, Mr. Wilcox stated the number of lots has actually been reduced, with less homes than the quad plan. He also stated there will be a lot of character and variation in materials used in the new homes.

Noting this is the final time Mr. Wilcox will appear before the Commission, R. Horrell asked Staff if there are any unresolved issues from Phases 1, 2, or 3. J. Napolitano confirmed that there are no outstanding issues. In response to a question from Mr. Horrell, Mr. Wilcox confirmed that the property to the east is owned by McHenry County.

In response to questioning from R. Horrell, Mr. Wilcox stated there will be 30 units in Phase 4. He further noted that there will be a ½ quad built on Lot 18 which is part of Phase 3 but will be built in conjunction with Phase 4. He then noted there will be 125 total units.

R. Horrell opined that the date of the conceptual site plan, March 15, 2013, should be inserted into the document wherever indicated.

Discussion followed of trees in the development, with R. Horrell noting a question came to him from the community. Upon checking with City Staff, Mr. Horrell learned there should be one tree per residence but that there had been some issue of placement. Mr. Horrell noted, per City policy, these must be certain species. Mr. Wilcox stated there was an issue having to do with location of water mains concerning the placement of the trees, with the Department of Public Works asking they not be placed in the original locations. In response to a question from Mr. Horrell, Mr. Wilcox stated they would be happy to place them elsewhere, noting they will work with Public Works to see if they can be placed on one side of the street vs. the other. Mr. Horrell requested that the developer work closely with Public Works in the placement of the trees to make it particularly aesthetically pleasing.

In response to a question from R. Horrell concerning hydrants and the apparent dip in the roadway in places, Mr. Wilcox stated they will be working with the engineer to do some redesign and will look at this, also working with Public Works.

D. Paluch wished to state for the record that she has, in the past, represented Mr. Wilcox as part of another LLC that is not part of this plan.

In response to a question from S. Gavers, Mr. Wilcox stated how the roads are cut now is not final and that this is the subgrade which will come up, noting the natural undulation of the property. He stated everything will drain down to the pond. Mr. Gavers then noted the drainage area that runs close-by to the north. He cautioned Mr. Wilcox to stay away from this area as it runs quite full at times. Mr. Wilcox stated none of what is being considered this evening will impact this area.

Chairperson Parkhurst opened the floor for public comment on this item.

Bob Gilbert, resident of this development, asked if there are parkway trees included in the plan for Phase 4 being considered this evening.

J. Napolitano stated that is what was discussed earlier this evening. He noted the developer will work with the City's engineer to determine if it is possible to include such trees. In response to further questioning from Mr. Gilbert, Mr. Napolitano stated they will be included on both sides if possible if this does not conflict with the water mains. Mr. Gilbert noted there are parkways trees in Phase 1, but not in Phases 2 and 3. He would like the approval to include the requirement that they be placed in Phases 2 and 3 also. Ms. Parkhurst opined that requiring the inclusion of trees in the previously-approved phases could not be included as a condition of approval of Phase 4. It was noted, as Council approval will be required for this plat, the Commission could state for the record its wish to encourage the developer that this be done.

D. Moore noted Mr. Wilcox's previous comments concerning everything outside the buildings being the responsibility of the Homeowners' Association but that this is not included on the Plat. He asked if there is anything included that would be similar to an SSA that could help ensure the future of the development should there be no viable Homeowners' Association. J. Napolitano stated the provision for a back-up SSA was included in the Annexation Agreement, providing for a levy upon the homeowners to cover this. He also noted the properties in Phase 4 would be subject to the same covenants and restrictions as the previous phases.

In response to a question from D. Moore, Mr. Wilcox stated all homes in Phases 1 and 2 are sold and occupied. He stated Phase 3 is about 70% sold, noting he is here now because Phase 3 is nearing completion and they are ready to open up the lots in Phase 4. He stated he is confident there is a market for this is the current housing market. He stated the design presented is unique because it is so private and provides truly indoor/outdoor living for the homeowner.

Motion by R. Horrell, second by D. Paluch, to approve the Final Plat of Phase 4 of the Maples at the Sonatas based upon the fact that this final plat meets what is in full agreement with the conceptual plan previously submitted and reviewed by the Commission conditional upon the following:

- 1) The date of the submittal of the conceptual plan, identified as March 15, 2013, be affixed to all pages of the Final Plat where indicated;
- 2) The developer maximize the parkway trees in Phase 4.

A roll call vote was taken. Ayes: R. Horrell, S. Gavers, D. Moore, D. Paluch, J. Speciale, E. Thurow, and Chairperson K. Parkhurst. Nays: none. Abstentions: none. Absentees: D. Fortin. Motion carried.

R. Horrell wished to state for the record that the Commission wishes the developer to consider the placement of parkways trees in the previous phases and if they were shown in the previous plans, that the developer conform with those plans.

Various Text Amendments to Sign Regulations

Nancy Baker noted that the majority of the amendments deal with electronic messaging centers (EMCs). She discussed how the original regulations governing these signs came about stating now that they have been in use for a period of time and experience has been gained, some amendments are being recommended. She also noted she has looked at what other municipalities are doing concerning these signs and also standards across the country.

Ms. Baker noted that adjustments need to be made concerning the amount of light, explaining how this is measured for brightness. She stated this was developed into something that is acceptable to the City, putting the responsibility on the contractor. She stated the contractor will be required to provide a deposit and also provide light levels proving they meet the City's requirements before the deposit is released.

Ms. Baker noted another change includes replacing "Community Development Department" with "Building and Zoning Department" and others that reflect what is being followed, including those concerning sidewalk signs in the downtown.

Concerning Section 13.5, R. Horrell asked why the time period for the display of political campaign signs has been changed. In response, Chairperson Parkhurst stated this is a result of the new Supreme Court ruling. D. Moore also stated the State has ruled there should be no time period regarding election signage.

In response to a question concerning Section 13.5S regarding menu board signage, Ms. Baker stated that these signs really are a matter of the type of business and that there are very few of these businesses, which would have a drive-thru, in the downtown. She stated the intent is to have this as an option should this type of business want such signage. Discussion followed of the allowable size for such signs.

In response to a question concerning the change to Section 13.6G, Ms. Baker stated the temporary sign permit for each sign for this type of sign has been removed but a sign plan still must be submitted which will result in one permit that will cover multiple fundraising signs.

A discussion followed of code enforcement regarding signage. It was noted that enforcement rules and regulations are found in Chapter 3 of the Unified Development Ordinance.

D. Moore opined that Section 13.8.13E should be stricken as it is not appropriate in light of the recent Supreme Court decision. He noted there are other changes which should also be made as a result of this decision but in talking with staff he learned these will be addressed at a later date.

Motion by D. Moore, second by D. Paluch to recommend approval of the proposed amendments to Chapter 13, Sign Controls, of the Unified Development Ordinance, with item 13.8.13E also to be stricken, to the City Council.

A roll call vote was taken. Ayes: R. Horrell, S. Gavers, D. Moore, D. Paluch, J. Speciale, E. Thurow, and Chairperson K. Parkhurst. Nays: none. Abstentions: none. Absentees: D. Fortin. Motion carried.

DISCUSSION

D. Moore noted the application for the American Plan Association's Great Places in America is due tomorrow. After further discussion, it was noted that this is short notice but that staff will look into this and make application for the Woodstock Square if possible.

ADJOURN

Motion by D. Paluch, second by R. Horrell, to adjourn this meeting of Woodstock Plan Commission to the next regular meeting scheduled for Thursday, May 26, 2016, at 7:00PM in the Council Chambers at City Hall. Ayes: R. Horrell, S. Gavers, D. Moore, D. Paluch, J. Speciale, E. Thurow, and Chairperson K. Parkhurst. Nays: none. Abstentions: none. Absentees: D. Fortin. Motion carried. Meeting adjourned at 7:52PM.

Respectfully submitted,

Cindy Smiley
City Clerk